



Buttercup Grove
Ratby, Leicester, LE6 0PE

Offers Over £260,000

Property Features

- NO UPWARD CHAIN
- OFF ROAD PARKING
- MASTER WITH EN SUITE
- ECO HOME
- GOOD COMMUTER LINKS
- LARGE PLOT
- THREE DOUBLE BEDROOMS
- IMMACULATE THROUGHOUT
- POPULAR VILLAGE
- MODERN HOME

Full Description

This THREE DOUBLE BEDROOM HOME is available to buy with NO UPWARD CHAIN! The current vendor has owned it since new and has UPGRADED the property to include CERAMIC FLOOR TILES throughout the ground floor and additional tiles in the kitchen and bathrooms. This home also has plenty to offer as it's an ECO HOME so is more ENVIRONMENTALLY FRIENDLY than your standard house. It has plenty of insulation throughout meaning it is warm throughout both winter and summer and also has WATER and ELECTRIC SAVING FEATURES which not only helps the environment but also helps your wallet! Those aren't the only things that this home has to offer, it also has a LARGE PLOT with OFF ROAD PARKING to the front and a BEAUTIFULLY MAINTAINED REAR GARDEN that is PRIVATE and NOT OVERLOOKED. The 17FT LOUNGE, modern kitchen diner, DOWNSTAIRS W.C., three double bedrooms, MASTER WITH EN SUITE and family bathroom are all IMMACULATELY PRESENTED so all you need to do is UNPACK AND ENJOY!

ENTRANCE HALL

Front door into hallway, radiator, PVCu double glazed window to the side elevation, door to lounge and stairs to first floor.

LOUNGE

17' 10" x 14' 0 (MAX)" (5.44m x 4.27m)

PVCu double glazed window to front elevation, two radiators, under stairs storage and door to kitchen diner.

KITCHEN/DINER

17' 6" x 12' 3 (MAX)" (5.33m x 3.73m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel one and a half bowl sink drainer, integrated electric oven, built in gas hob with overhead extractor fan, integrated dishwasher, under counter space with plumbing for washing machine, space for fridge freezer, radiator, PVCu double glazed window to rear elevation, door to W.C., and patio doors to outside.



DOWNSTAIRS W.C

Fitted with a two piece suite comprising close coupled W.C., pedestal wash hand basin, chrome ladder style radiator and PVCu double glazed window to the side elevation.

LANDING

Doors to all three bedrooms, storage, bathroom, loft access and PVCu double glazed window to the side elevation.

BEDROOM ONE

12' 3" x 10' 8 (MAX)" (3.73m x 3.25m)

PVCu double glazed window to the front elevation, radiator and door to en suite.



EN SUITE

Fitted with a three piece suite comprising close coupled w.c, pedestal wash hand basin, shower cubicle and chrome ladder style radiator.

BEDROOM TWO

13' 9" x 10' 8 (MAX)" (4.19m x 3.25m)

PVCu double glazed window to the rear elevation and radiator.



BEDROOM THREE

10' 9" x 8' 9" (3.28m x 2.67m)

PVCu double glazed window to the rear elevation and radiator.

BATHROOM

Fitted with a three piece suite comprising close coupled w.c., pedestal wash hand basin and bath with shower over. PVCu double glazed window to the front elevation, chrome ladder style radiator and airing cupboard housing boiler.



OUTSIDE

To the front of the property is a paved driveway providing off road parking, gated side access leads to the rear garden. To the rear of the property is a large low maintenance mainly laid to lawn garden with paved patio area and a paved pathway leading to the top of the garden where the shed is located.

AGENTS NOTE

Our vendor has provided this information showing the efficiency and the environmental benefits that this property has to offer.

3* rating for Energy Efficiency and CO2 saving measures. This is due to the additional insulation in the ground floor slabs, cavity walls and roof to avoid heat loss. In addition to the increased insulation to the outer shell, the South facing windows have been increased in size in order to benefit from solar gain. All doors and windows are A-rated. This is achieved by having lights/light points installed in the property are all low energy fittings or can accept only low energy light bulbs.



The downlights in the kitchen and all three bathrooms are LED. The built-in oven has an energy efficiency rating A, and the built-in dishwasher has an A+ rating.

4* rating for Water Saving Measures. This is achieved through all WC Cisterns having a Dual-Flush system. Furthermore, washbasin taps, kitchen sink tap and showers are installed with a flow regulator. There is also a 220 litre Rain Water Butt attached to one of the down pipes for watering plants. The property has a water conditioner installed to reduce formation of limescale in pipework and appliances.

4* rating for Surface Water Run-Off. This is done through measures that reduce the risk of flooding and surface water run-off.

4* rating for Waste. The property is installed with a built-in waste and recycling bin beneath the kitchen sink. There is also a compost bin kit in the garden for the disposal of biodegradable waste.



Viewing Arrangements

Please contact Clare, Hannah or Ben to arrange your viewing.

Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

Referral Fees

We believe you may benefit from using the services of Simpson Jones, Elvin Moore, Idyl Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



GROUND FLOOR APPROX. FLOOR AREA 526 SQ.FT. (48.9 SQ.M.)
 1ST FLOOR APPROX. FLOOR AREA 517 SQ.FT. (48.0 SQ.M.)
 TOTAL APPROX. FLOOR AREA 1043 SQ.FT. (96.9 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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